Box 6
CAW

BOOK 7946 PAGE 20

FROM: JOSEPH N. BARKER
SUBSTITUTE TRUSTEE

TO: THE FEDERAL DEPOSIT INSURANCE CORPORATION AS MANAGER OF THE FEDERAL SAVINGS AND LOAN INSURANCE CORPORATION RESOLUTION FUND AS RECEIVER FOR LIBERTY FEDERAL SAVINGS BANK OF NEW MEXICO

Address New Owner(s) as follows:	Send Tax Bills to:	Map-Parcel
The Federal Deposit Insurance Corporation as Manager of the Federal Savings and Loan Insurance Corporation Resolution Fund as Receiver for Liberty Federal Savings Bank 5080 Spectrum Drive Suite 1000E Dallas, TX 75248	SAME	Map 53 Parcel 9

12.00

This instrument prepared by: DEARBORN & EWING, Attorneys, Suite 1200, One Commerce Place, Nashville, Tennessee 37239

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater for this transfer is $897,000.00.

AFFIANT

Subscribed and sworn to before me, this the 26th day of September, 1989.

NOTARY PUBLIC

My Commission Expires: 1/23/93

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Construction Loan Deed of Trust, Assignment of Rents and Security Agreement dated November 1, 1986, of record in Book 7029, page 374, Register's Office for Davidson County, Tennessee, as modified by an Instrument of Correction of record in Book 7244, page 825, Register's Office for Davidson County, Tennessee, hereinafter referred to collectively as "Deed of Trust", Waterford Joint Venture, a Tennessee joint venture composed of Tennessee General Properties, Inc., a Tennessee corporation, and Rampart Properties, Inc., a Tennessee corporation, conveyed to Wesley D. Turner, Trustee, the hereinafter described real estate, hereinafter referred to as "Property", to secure an indebtedness evidenced by a note of even date therewith, which note is fully described in the Deed of Trust, hereinafter referred to as the "Note"; and

WHEREAS, by Assignment of Lien of record in Book 7244, page 828, said Register's Office, Southern Bankers Mortgage Corp. conveyed its interest in and to said Note and Deed of Trust to Liberty Federal Savings Bank.

WHEREAS, default having occurred in the payment of the Note, and in accordance with the terms of the Note and Deed of Trust, the holder thereof declared the entire indebtedness due and owing; and

WHEREAS, the lawful owner and holder of the indebtedness, by the terms of a certain instrument of record in Book 7813, page 593, Register's Office for Davidson County, Tennessee, appointed Joseph N. Baker, Substitute Trustee, in the place and stead of Wesley D. Turner, Trustee; and

WHEREAS, the owner and holder of the indebtedness directed Joseph N. Barker, Substitute Trustee, to sell the Property, and in accordance with the terms thereof, and pursuant to said direction, Joseph N. Barker, Substitute Trustee, did advertise the Property for sale as provided in the Deed of Trust and Note, and the Property was advertised to be sold at 12:00 Noon, on Tuesday, September 26, 1989, at the front door of the Courthouse in Nashville, Davidson County, Tennessee, to the highest bidder for cash, at public outcry, free from all legal, equitable, and statutory rights of redemption, exemptions of homestead, rights by virtue of marriage and all other exemptions of every kind, all of which are expressly waived in said Deed of Trust; and the advertisement of sale was duly published in the NASHVILLE RECORD, a newspaper of general circulation in Davidson County, Tennessee, on August 31, September 7 and 14, 1989; and

WHEREAS, at the time and place of said sale, and upon the Property being offered under the terms hereinabove set forth, The Federal Deposit Insurance Corporation as Manager of the Federal Savings and Loan Insurance Corporation Resolution Fund as Receiver for Liberty Federal Savings Bank of New Mexico, acting through its agent, C. MARK CARVER, was the highest bidder;

NOW, THEREFORE, the undersigned, Josephn N. Barker, Substitute Trustee, pursuant to the bid of THe Federal Deposit Insurance Corporation as Manager of the Federal Savings and Loan Insurance Corporation Resolution Fund as Receiver for Liberty Federal Savings Bank of New Mexico, acknowledges receipt of the sum of Eight Hundred Ninety-Seven Thousand and 00/100 Dollars ($ 897,000.00), which was the highest bid, and for and in consideration of said bid, has bargained and sold, and by these presents does hereby transfer and convey unto The Federal Deposit Insurance Corporation as Manager of the Federal Savings and Loan Insurance Corporation Resolution Fund as Receiver for Liberty Federal Savings Bank of New Mexico, its successors and assigns, the following described real estate in Davidson County, Tennessee:

SEE EXHIBIT A ATTACHED HERETO AND INCORPORATED BY REFERENCE AS FULLY AS THOUGH COPIED HEREIN VERBATIM.

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging to The Federal Deposit Insurance Corporation as Manager of the Federal Savings and Loan Insurance Corporation Resolution Fund as Receiver for Liberty Federal Savings Bank of New Mexico, its successors and assigns, forever; and Joseph N. Barker, Substitute Trustee, does hereby transfer, assign, and set over unto The Federal Deposit Insurance Corporation as Manager of the Federal Savings and Loan Insurance Corporation Resolution Fund as Receiver for Liberty Federal Savings Bank of New Mexico, all of his right, title and interest in the said property as Substitute Trustee, but not further or otherwise.

IN WITNESS WHEREOF, the said Joseph N. Barker, Substitute Trustee, has executed this instrument on this the 26th day of September, 1989.

Joseph N. Barker
Substitute Trustee

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Joseph N. Barker, Substitute Trustee, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal, in Nashville, Tennessee, this 26th day of September, 1989.

Carol A. Wilson
NOTARY PUBLIC

My Commission Expires:

1/23/93

CAROL A. WILSON NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

Land in Davidson County, Tennessee, being bounded on the north by Garner Robinson and Old Hickory Utility District property; on the east by Merritt Street and Fairway View Subdivision; on the south by Nathan Caldwell and Perry Jennings; on the west by the Cumberland River and being more particularly described according to a survey by Morrow & Associates, Inc., dated August 22, 1986, as follows:

Beginning at an iron pin corner in the north right-of-way line of Merritt Street, said pin being a corner common with Old Hickory Utility District property; thence with the north right-of-way line of Merritt Street, south 39°04'00" west, 66.50 feet to an iron pin at the terminus of the north right-of-way line of Merritt Street; thence across the end of Merritt Street, south 50°56'00" east, 50.00 feet to an iron pin corner common with Lot 22, Section One, Part Two, Fairway View Subdivision at the south terminus of the south right-of-way line of Merritt Street; thence with Lot 22, south 50°56'00" east, 134.00 feet to a concrete monument corner common with Lots 22 and 21; thence with the rear of Lots 21, 20, 19, 18 and 17, south 33°44'00" east, 475.10 feet to a concrete monument corner common with Lot 17 and Lot 99, Fairway View Subdivision; thence with the rear of Lots 99, 100 and 101, south 51°16' east, 369.77 feet to a concrete monument corner common with Lots 101 and 11, Fairway View Subdivision and Nathan Caldwell and Perry Jennings; thence with Caldwell and Jennings, south 07°41'00" west, passing a witness pin at 3124.00 feet, a total distance of 3194.00 feet to a point in the east edge of water of the Cumberland River; thence with the east edge of water of the Cumberland River at the following bearings and distances; thence north 56°28'09" west, 94.79 feet to a point; thence north 38°01'02" west, 458.71 feet to a point; thence north 33°03'52" west 205.77 feet to a point; thence north 38°12'12" west, 194.59 feet to a point; thence north, 37°22'04" west, 328.87 feet to a point; thence north 33°56'50" west, 205.74 feet to a point; thence north 19°46'39" west, 134.87 feet to a point; thence north 22°16'14" west, 254.17 feet to a point; thence north 24°21'05" west, 211.36 feet to a point; thence north 31°54'48" west, 160.95 feet to a point; thence north 24°25'50" west, 243.31 feet to a point; thence north 35°39'00" west, 288.32 feet to a point; thence north 45°39'02" west, 195.05 feet to a point; thence north 41°25'57" west, 128.88 feet to a point, a corner common with Garner Robinson in the east edge of water of the Cumberland River; thence with Robinson, north 40°22'00" east, passing a witness pin at 220.00 feet, a total distance of 2040.90 feet to an iron pin corner common with Robinson in the west line of Old Hickory Utility District property; thence with Old Hickory Utility District property, south 48°53'00" east, 223.30 feet to the point of beginning. Containing 105.10 acres, more or less.

Being the same property conveyed to Waterford Joint Venture, a Tennessee joint venture composed of Rampart Properties, Inc., a Tennessee corporation and Tennessee General Properties, Inc., a Tennessee corporation, by deed from Tennessee General Properties, Inc., of record in Book 7029, page 370, Register's Office for Davidson County, Tennessee.

INCLUDED in the above described property but EXPRESSLY excluded from this conveyance are Lots Nos. 1, 2, 95, 96, 97, 98, 99, 175, 176, and 177, on the Plan of Phase One, Waterford, of record in Book 6900, page 569, Register's Office for Davidson County, Tennessee.

6909

IDENTIFICATION REFERENCE

SEP 26 12 29 PM '88

DAVIDSON COUNTY, TN